



22 THEODORE WEST WAY  
LOUTH

**MASONS**  
EST. 1850

# ABOUT 22 THEODORE WEST WAY

This beautifully presented modern townhouse is ideally situated on a serene cul-de-sac, just a short stroll from the town centre and its amenities. Offering high-specification contemporary living with efficient running costs, the property features an inviting entrance hall, a spacious lounge, a stylish kitchen diner, and WC. Upstairs, you'll find two comfortable double bedrooms and a family bathroom. Outside, a private, low-maintenance walled garden provides a tranquil retreat, complemented by an owned parking space conveniently located to the side.

## Directions

Travel through the centre of Louth along Mercer Row and Eastgate to the second mini roundabout by Morrisons store. At this roundabout, take the first exit along Ramsgate, follow the road to the next mini roundabout and take the second exit along Ramsgate Road. Travel down Ramsgate Road, past the crossroads and the road then turns into Riverhead Road and a short way along take the second left turning into Theodore West Way where the property will be found on the right-hand side.

## The Property

Dating back to 2015, this modern, traditionally built town house has brick-faced cavity walls with pitched timber roof covered in clay pantiles. The property has modern uPVC doors and windows and has the benefit of an efficient gas condensing boiler which is serviced on a regular basis. The furniture seen in the photos is also available by separate negotiation and we are advised by the vendor that the shared parts of the development incur a £5 per month maintenance fee.



## ACCOMMODATION

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)

### Entrance Hall

Accessed via a part-glazed composite door into a welcoming hallway with staircase leading to first floor having carpeted treads and timber banister. Attractively decorated in grey colours with contrasting wood-effect, luxury vinyl tile floor covering and having electric consumer unit to side, smoke alarm to ceiling and six-panel timber door into:

### Lounge

A cosy and welcoming reception room positioned to the front with window, continuation of greyed oak luxury vinyl tile floor covering with neutrally decorated walls and heating thermostat to wall. Doorway through to:





### **Kitchen/Diner**

A spacious and bright room having a good range of base and wall units finished in a modern high-gloss white finish with chrome handles and roll-top, white mirror chip laminated worksurfaces with matching upstands. Single bowl white ceramic sink with chrome mono mixer tap and a good range of built-in appliances including Bosch single electric oven with Smeg four-ring induction hob and extractor fan above, with attractive tiling to splashback. Lamona slimline dishwasher and Lamona 70/30 split fridge freezer. Also having space and plumbing provided for washing machine. To one corner is the Vokera Compact 25A gas-fired central heating boiler which is serviced on a regular basis. Window and patio doors into rear garden with spotlights to ceiling and tile-effect luxury vinyl tile floor covering. Attractively decorated throughout with ample space for large dining table and door into:

### **Cloaks/WC**

With low-level WC, corner wash basin with tiled splashback, continuation of tile-effect luxury vinyl tile floor and extractor fan to ceiling.



### First Floor Landing

Carpeted floor with banister to staircase, smoke alarm and loft hatch to roof space. Six-panel doors to bedrooms and bathroom.

### Master Bedroom

Positioned to front with two windows to front elevation. A very large double bedroom in size, attractively decorated with heating thermostat to wall, carpeted floor and alcove to side ideal for dressing table if required. Cupboard adjacent currently set up as airing cupboard with fitted shelving, ideal for laundry.

### Bedroom 2

A further generous double bedroom positioned to rear with window, carpeted floor and neutrally decorated.





### **Family Bathroom**

Panelled bath with Aqualisa thermostatic shower mixer above having rainfall and hand-held attachment, shower screen to side and smart panelling to all wet areas. Back to wall WC and wash hand basin fitted within the worktop, incorporating storage cupboards. Mirrored cabinet above and extractor fan with frosted glass window to rear, spotlights to ceiling, heated towel rail and vinyl cushion flooring.

### **Outside**

#### **Rear Garden**

A sheltered and private enclosed rear garden having high-level brick boundary fence to two sides and fencing to adjacent boundary, creating a sheltered and sunny spot to enjoy al fresco dining and barbecues, laid to low maintenance paving throughout and having outside lighting. Also having a large timber garden shed with side windows, ideal for storage of garden machinery and bikes, etc. To one side is a timber garden gate giving access to the shared parking area where the property has one privately owned parking space included.



### Front Garden

The front is laid to low maintenance slate chippings with paved path leading to front door. Outside light and doorbell.

### Location

Louth is positioned on the eastern fringes of the Lincolnshire Wolds with easy access by car or on foot across the rolling hills. There are popular, busy markets three times each week and many local seasonal and specialist events take place throughout the year.

The town has a fine choice of cafes, restaurants, wine bars and pubs with a current trend towards a continental style, street café environment.

There are highly regarded primary schools and academies including the King Edward VI Grammar The Meridian Sports and Swimming Complex has been built in recent years complementing the London Road Sports Grounds and Hall, a tennis academy, bowls, football club, golf club and the Kenwick Park Leisure Centre also with swimming pool, golf course and an equestrian centre.

Louth has a thriving theatre, a cinema and attractive parks on the west side of town in Hubbard's Hills and Westgate Fields. The coast is about 10 miles away from Louth at its nearest point and the area around Louth has many fine country walks and bridleways. Grimsby is approximately 16 miles to the north whilst Lincoln is some 25 miles to the south-west.

### Viewing

Strictly by prior appointment through the selling agent.

### General Information

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. We are advised that the property is connected to mains gas electricity, water and drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band A.

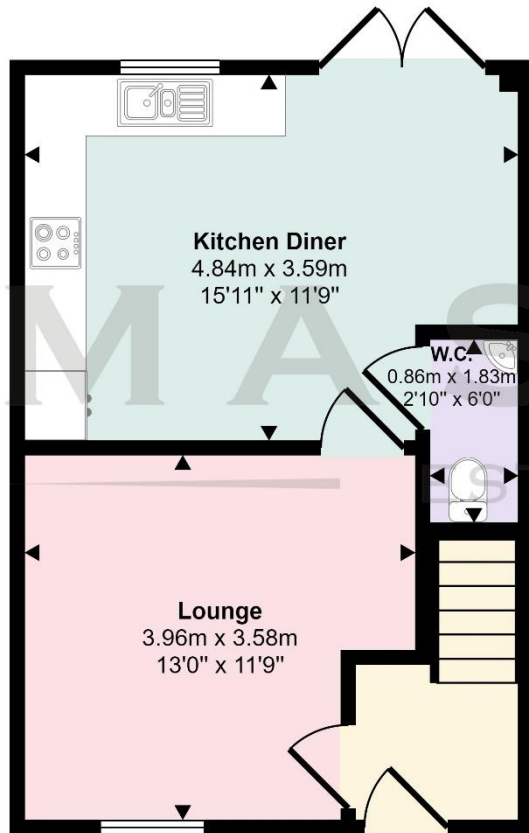


# FLOORPLANS AND EPC GRAPH

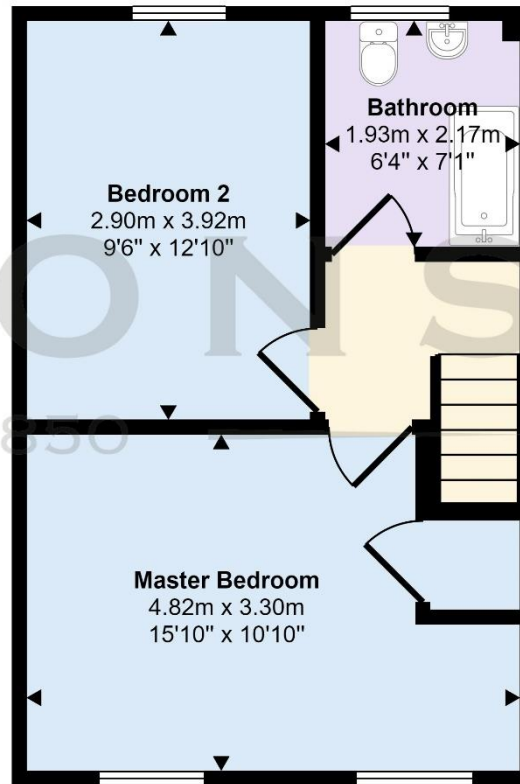
Approx Gross Internal Area  
71 sq m / 769 sq ft



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor  
Approx 35 sq m / 382 sq ft



First Floor  
Approx 36 sq m / 387 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## MASONS

EST. 1850

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